



# COMMITTEE OF ADJUSTMENT Planning Staff Report

**Meeting date:** May 7, 2026  
**Department:** Building, By-law and Planning  
**Report No.:** BBP-2026-40  
**Submitted by:** Alyssa Soldo, Planner, County of Middlesex  
**Reviewed by:** Tim Williams, Manager of Planning, County of Middlesex  
**Approved by:** Jake DeRidder, Manager of Growth and Development  
**SUBJECT:** **Application for Minor Variance (A9-2026) – 570 Dewan Street  
Owners: Robert and Sara Beaupre**

**RECOMMENDATION: THAT: Application for Minor Variance A9-2026 be approved subject to conditions.**

**PURPOSE:**

The purpose of the application is to seek relief from Section 4.2(2) of the Zoning By-law to permit an accessory building lot coverage of 113% of the Ground Floor Area of the dwelling, whereas a maximum 80% is permitted. The application will facilitate the construction of an 80.2 m<sup>2</sup> (863.3 ft<sup>2</sup>) accessory structure in the rear yard of the subject property.

**BACKGROUND:**

The subject property is located on the west side of Dewan Street, southwest of the intersection at Pannell Lane and Victoria Street (County Road 81) in Strathroy (see Location Map).

The subject property is rectangular in shape being approximately 2,198.18 m<sup>2</sup> (23,661 ft<sup>2</sup>) in size with 20.7 m (68 ft) of frontage along Dewan Street. Dewan Street is classified as a ‘local road’ under the jurisdiction of the Municipality of Strathroy-Caradoc. The subject property currently contains a 119.2 m<sup>2</sup> (1,284 ft<sup>2</sup>) single detached dwelling on municipal services, and two accessory structures being a detached garage and garden shed totaling 54.7 m<sup>2</sup> (589 ft<sup>2</sup>) together.

The applicant is proposing to construct an 80.2 m<sup>2</sup> (863.3 ft<sup>2</sup>) workshop in the rear yard of their property. Due to the presence of existing accessory structures and their overall cumulative area exceeding the size of the single detached dwelling on the property, the applicant is requesting relief from accessory building lot coverage.

Surrounding land uses are low density residential on all sides, with a commercial plaza to the north.

**POLICY AND REGULATION BACKGROUND:**

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Beaupre**

The subject lands are located within the 'Neighbourhoods' designation of the Strathroy-Caradoc Official Plan and within the 'Low Density Residential (R1) Zone' of the Strathroy-Caradoc Zoning By-law.

#### County of Middlesex Official Plan

The subject lands are located within the Strathroy 'Settlement Area' according to the Middlesex County Official Plan.

Section 2.3 of the County Official Plan contains the County's growth management framework which directs that the majority of growth is to occur in designated settlement areas. The intent of the growth management framework is to make efficient use of existing infrastructure and to establish future development within settlement areas on full municipal services. The County Official Plan also encourages a wide variety of housing by type, size, and tenure achieved in part by way of intensification and redevelopment of vacant or otherwise underutilized lands.

#### Strathroy-Caradoc Official Plan

The subject lands are located within the Strathroy 'Settlement Area' according to Schedule A: Structure Plan and designated 'Neighbourhoods' on Schedule B-1 Strathroy Land Use Plan, as contained within the Strathroy-Caradoc Official Plan.

The 'Neighbourhood' designation is intended for continued and future residential purposes, as well as to accommodate attractive neighbourhoods and to foster the creation of complete communities (s.3.3.5). Within the 'Neighbourhood' designation, the primary use of lands shall be for residential purposes include a range of housing types and densities from single unit dwellings to multi-unit buildings.

The Strathroy Caradoc Official Plan has been updated through OPA 14 in 2022. The purpose of this Amendment is to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Planning Statement (PPS), and reflect changing community needs for the next 25 years. The most significant relevant update to the Plan was the change in designation title from 'Residential' to 'Neighbourhoods'. This designation maintains the intent of the 'Residential' designation in that it continues to support and encourage a range of housing types and densities. OPA 14 has been partially brought into force and effect as of December 4th, 2025.

#### Strathroy-Caradoc Zoning By-law

The 'R1' zone permits single detached dwellings and their accessory structures alongside other various forms of residential housing types. Lot provisions for a single-detached dwelling include a minimum lot area of 400 m<sup>2</sup>, minimum lot frontage of 12 metres, minimum front yard depth/ exterior side yard width of 5 metres, minimum side yard width of 1.2 metres, minimum rear yard depth of 7 metres, maximum lot coverage of 45%, minimum landscaped open space of 40%, and a maximum height of 10.5 metres.

Section 4.2(2) of the Zoning By-law states that the maximum lot coverage / size of accessory buildings or structures in a residential zone is 15% of the lot coverage but not exceeding 80% of the ground floor area of the dwelling (calculation of floor area shall exclude any attached private garage). The total

allowable accessory lot coverage (15%) is 329.7 m<sup>2</sup> (3,548.9 ft<sup>2</sup>) and 80% of the ground floor area of the dwelling is 95.36 m<sup>2</sup> (1,026.4 ft<sup>2</sup>). The total proposed accessory building lot coverage is 134.9 m<sup>2</sup> (1,452 ft<sup>2</sup>), which is 6.1% of the lot coverage but 113% of the ground floor area of the dwelling, therefore requiring a minor variance.

#### **CONSULTATION:**

The application has been circulated to agencies and the public in accordance with the provisions of the *Planning Act*.

The St. Clair Region Conservation Authority has noted that the proposed accessory building (workshop) appears to be outside the regulated area. SCRCA has no concerns with the proposed minor variance. Any future development and/or site alteration within the regulated area will require written permission from the Conservation Authority under Ontario Regulation 41/24.

No comments have been received from the public on the application at the time of preparing this report.

#### **ANALYSIS:**

Section 45 of the *Planning Act* allows a municipality to grant a minor variance to a Zoning By-law based on four tests, as follows:

##### **1. Is the variance considered minor in nature? YES**

With respect to the requested variance for an increase to the permitted area for accessory structures, it is noted that the proposed increase in size will result in a cumulative lot coverage for all accessory structures of 6.1%, which is less than the maximum permitted 15%. Concerning the total lot coverage for a property in the 'Low Density Residential (R1) Zone', the cumulative lot coverage for all structures is proposed to be 11.6%, which is less than the permitted maximum lot coverage of 45%. Further, the applicant is proposing to locate the structure in the rear yard with appropriate side yard and rear yard setbacks to continue to allow for sufficient space for maintenance and amenity space. Additionally, the accessory building lot coverage is distributed between three accessory buildings rather than a request for one large accessory structure. Planning staff see this increase as minor in nature because negative off-site impacts are not anticipated, and the structure will maintain general lot coverage requirements.

##### **2. Is the variance an appropriate use of the land? YES**

The Strathroy-Caradoc Official Plan and Zoning By-law permits residential uses such as single detached dwellings and accessory structures. The proposed structure is consistent with the size and height of similar accessory buildings in the surrounding area. Further, the location of the proposed building meets the zoning requirements of the 'R1' zone in terms of setbacks and lot coverage and will provide for adequate area on the lot for maintenance, grading/drainage, and amenity space. As such, staff are of the opinion that the proposed accessory structure is appropriate and desirable for the development of the property.

##### **3. Does the variance maintain the intent of the Official Plan? YES**

The property is within the 'Neighbourhoods' designation of the Official Plan, which permits a range of housing types and densities from single unit dwellings to multi-unit buildings and accessory structures. The proposed accessory building will compliment and reinforce the residential character of this neighbourhood as its use is accessory the residential dwelling on the property. Staff are of the opinion that the requested variance will maintain the intent of the Official Plan.

#### **4. Does the variance maintain the intent of the Zoning By-law? YES**

The intent of restricting the size/lot coverage of accessory buildings and structures on residential properties is to ensure that they remain visually and physically subordinate to the primary residential use. It is staff's opinion that the accessory building will remain visually subordinate, as the existing dwelling will continue to be taller and larger than the proposed structure and the accessory building will be located behind the principal structure on the property.

In summary, it is staff's opinion that the application meets the four tests of the *Planning Act* required in order to grant the minor variances.

#### **CONCLUSION:**

Based on the above analysis, it is recommended that the application to permit the construction of an 80.2 m<sup>2</sup> (863.3 ft<sup>2</sup>) accessory structure for a total accessory building lot coverage of 113% of the ground floor area of the dwelling be **approved**, subject to the following condition:

- 1. THAT:** Stormwater be dealt with on-site without negative effects on adjacent properties to the satisfaction of the Municipality.

#### **ATTACHMENTS**

Location Map

Site Plan

# Location Map

## APPLICATION FOR MINOR VARIANCE A9-2026

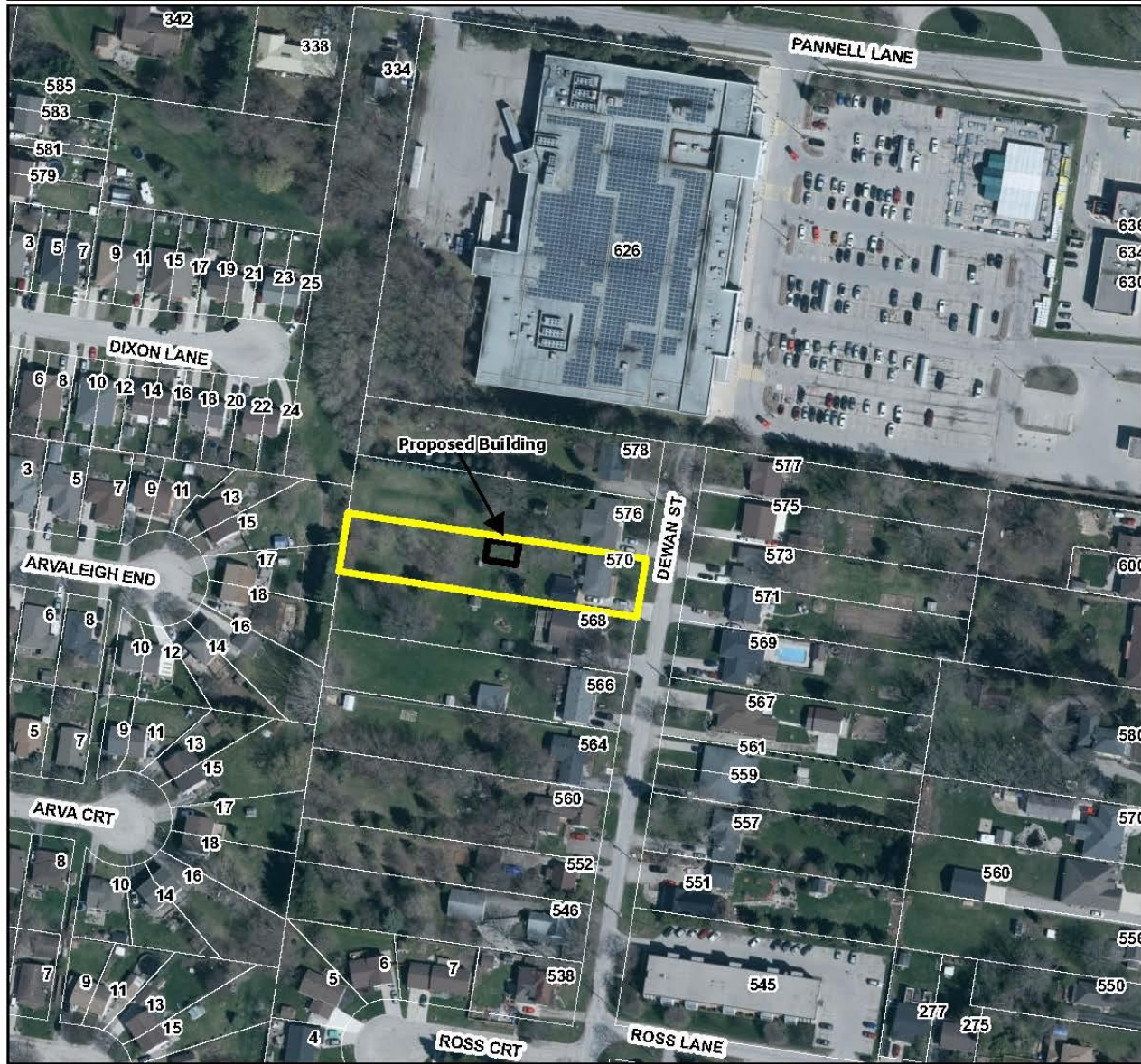
Owner: Robert Beaupre

570 Dewan St  
PLAN 242 PT LOT 27 REG COMP PLAN 405 LOT 42



MUNICIPALITY OF  
STRATHROY-CARADOC

KEY MAP



ORTHOPHOTOGRAPHY: SWOOP 2020

*Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.*

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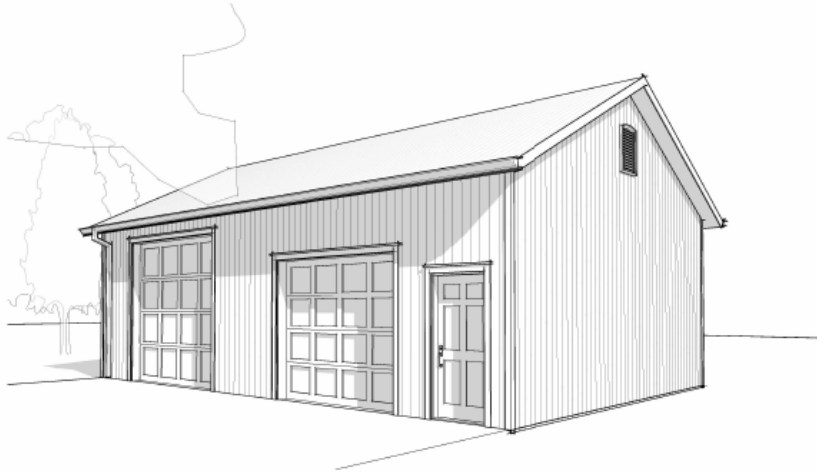


 Subject Lands



1:2,000  
0 10 20 30 40 Metres

# Site Plan



## PERSPECTIVE VIEW

SCALE:

PLAN OF  
**PLAN 242 PT LOT 27 REG COMP PLAN**  
**405 LOT 42**  
 IN THE  
**MUNICIPALITY OF STRATHROY**  
 IN THE  
**COUNTY OF MIDDLESEX**  
 ROLL # 341800012001000

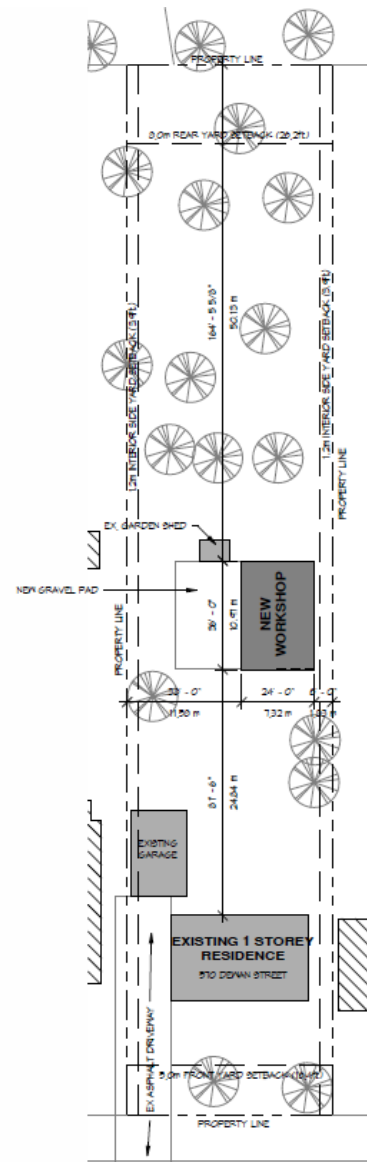
### LOT ANALYSIS:

<b>EXISTING ZONING:</b>	= SINGLE DETACHED DWELLING R1
<b>TOTAL LOT AREA:</b>	= 2,140.10 sq.m. (23,001 sq.ft.)
<b>LOT FRONTAGE:</b>	= 20.7m (68ft) EXISTING CONDITION
<b>LANDSCAPED AREA:</b>	= 0.0% LANDSCAPED OPEN SPACE
<b>BUILDING COVERAGE:</b>	
EXISTING HOUSE	= 119.2 sq.m. (1,284 sq.ft.)
EXISTING ACCESSORY STRUCTURES	= 54.7 sq.m. (589 sq.ft.)
NEW WORKSHOP	= 30.2 sq.m. (326 sq.ft.)

### ZONING REQUIREMENTS

MIN. = 400.0 sq.m.
MIN. = 15.0m
MIN. = 40%

TOTAL BUILDING AREA	= 204.1 sq.m. (2,197 sq.ft.)	MAX. = 10% ACCESSORY COVERAGE
LOT COVERAGE	= 0.14% ACCESSORY STRUCTURES LOT COVERAGE	MAX. = 40% LOT COVERAGE
	= 11.6% TOTAL LOT COVERAGE	



DEWAN ST

## OVERALL SITE PLAN

SCALE: 1 : 300